

**FOR SALE  
OR LEASE**

**±30,100 SF  
INDUSTRIAL  
BUILDING**

**Building  
Improvements  
Underway**

**Corporate  
Headquarters  
Identity**

Locally Owned and  
Managed by:



**BRIT  
PROPERTIES**



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# MERIDIAN BUSINESS CAMPUS

**580 Exchange Court, Aurora, IL**

[Property Website](#)

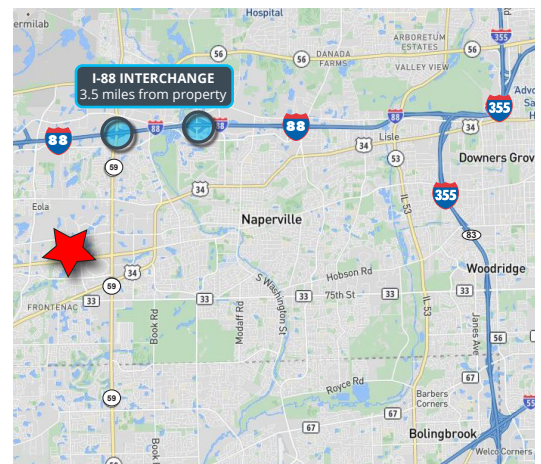


## Specifications:

- Building Size: ±30,100 SF
- Land Area: ±2.0 AC (Exp. to 3.5 AC)
- Office Size: ±7,500 - 20,000 SF
- Ceiling Height: 22'
- Loading: 2 Docks (Construction underway)
- Drive-in-Doors: 1
- Power: 2000A 480V
- Car Parking: ±90 (Exp. to ±300)
- Year Built: 1997
- Construction: Precast Concrete
- Lease Rate: \$5.85 PSF Net
- Sale Price: \$79.00 PSF

## Highlights:

- Abundant power
- Fully air-conditioned warehouse
- Expandable parking / outdoor storage
- Trailer parking potential
- Easy access to I-88 via Eola Rd or Rt 59
- Proximity to shopping/hotels/restaurants
- 1.3 miles from Naperville Metra Station
- Former call center
- Access to multiple fiber & power providers



## Contact Information:

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**AERIAL VIEW**



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